

Property: 700 Setting Sun Trail

Code Case – GEN2024-06-01078 – Missing Canopy Tree

Zoned Planned Development Ord 04-07-077 (Develop per RS60 Single Family) and PD Ord 05-03-033 (Front Setback Reduction)

Tree Requirements for the zoning RS60 (R6) would be two canopy trees. (See Below snapshot of our ordinance information on trees)

Property ID	2609629
Property Status	Active
Geographic ID	R-9131-00F-0100-1
Property Type	Real
Property Address	700 Setting Sun Trl McKinney, TX 75069
Total Land Area	n/a
Total Improvement Main Area	3,422 sq. ft.
Abstract/Subdivision	 Greens Of Mckinney Phase 2
Primary State Code	A (Residential Single-family)
Legal Description	GREENS OF MCKINNEY PHASE 2, BLK F, LOT 10
Maps	 Interactive Property Map  Interactive Subdivision Map Download a plat map

Owner Information

Owner ID	956609
Owner Name(s)	 Aubuchon Brian & Michelle
Exemptions	HS (General Homestead)
Percent Ownership	100.00%
Mailing Address	700 Setting Sun Trl McKinney, TX 75069-8033

Chapter 146 Zoning Regulations – Tree Requirements for Single Family Homes

- (15) For all single family and duplex parcels, builders shall be required to plant two canopy trees per lot, prior to obtaining a certificate of occupancy. At least one of the trees shall be located in the front yard. If a required canopy tree is within 12 feet of a building foundation an alternate planting location on site shall be approved by the landscape administrator. An existing quality tree of at least eight-inch caliper size located on the lot may be counted towards the requirement for a four-inch caliper tree, if appropriate tree protection measures have been followed.

Chapter 150 Zoning Regulations – Tree Requirement for Single Family Homes

5. Site-Specific Landscape Standards

a. Single-Family Residential Uses

i. Required Trees

In single-family residential zoning districts, tree planting requirements as shown in Table 2-30: *Tree Requirements by Zoning District*, must be met before obtaining a certificate of completion.

Table 2-30: Tree Requirements by Zoning District	
Zoning District	Minimum Number of Canopy Trees per Residential Lot [1]
R43	6
R12	4
R8, R6, R5	2
TR1.8	1

[1] A minimum of one tree or half the required trees for any lot, whichever is greater, must be planted in the front yard.

[2] For PD and MR zoning districts, multi-family uses shall follow the multi-family landscaping standards in 206.A.5.b and single-family residential uses shall follow the zoning district with a similar minimum lot size.

4. Planting Requirements

a. Minimum Plant Material Dimensions

Required plant materials shall conform to the minimum dimensions in Table 2-28: Minimum Landscape Measurements and Standards.

Table 2-28: Minimum Landscape Measurements and Standards		
	At Time of Planting (All Apply)	At Maturity
Canopy trees	Caliper: 4 inches [1] Height: 12 feet	Capable of attaining a crown spread of at least 25 feet.
Ornamental trees	Caliper: 2 inches [1] Height: 8 feet	Capable of attaining a crown spread of 15 feet. [2]
Tall Evergreen Shrubs	Height: 3 feet Spacing: No further apart than 3 feet on center	Screening shall form a continuous, unbroken, solid visual screen 6 feet in height within 2 years after time of planting, unless otherwise approved by the Director of Planning.
Low Evergreen Shrubs	Height: 2 feet Spacing: No further apart than 3 feet on center	Shrubs shall be maintained at 3 feet in height within 2 years after time of planting.
Evergreen Vines	May be used in conjunction with fences, screens, or walls to meet landscape screening and/or buffering requirements, as approved by the Director of Planning.	

Article 2: Zoning Regulations

206 Development Standards

A Landscaping

Table 2-28: Minimum Landscape Measurements and Standards

	At Time of Planting (All Apply)	At Maturity
Grass Areas	Shall be sodded, plugged, sprigged, hydro-mulched, or seeded, except that solid sod shall be used in swales, or when necessary to prevent erosion. Shall be established with 100 percent coverage and 70 percent density with an approved perennial grass prior to the issuance of a certificate of occupancy. Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pest and insects. Ground covers used in-lieu-of grass shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one year of planting.	

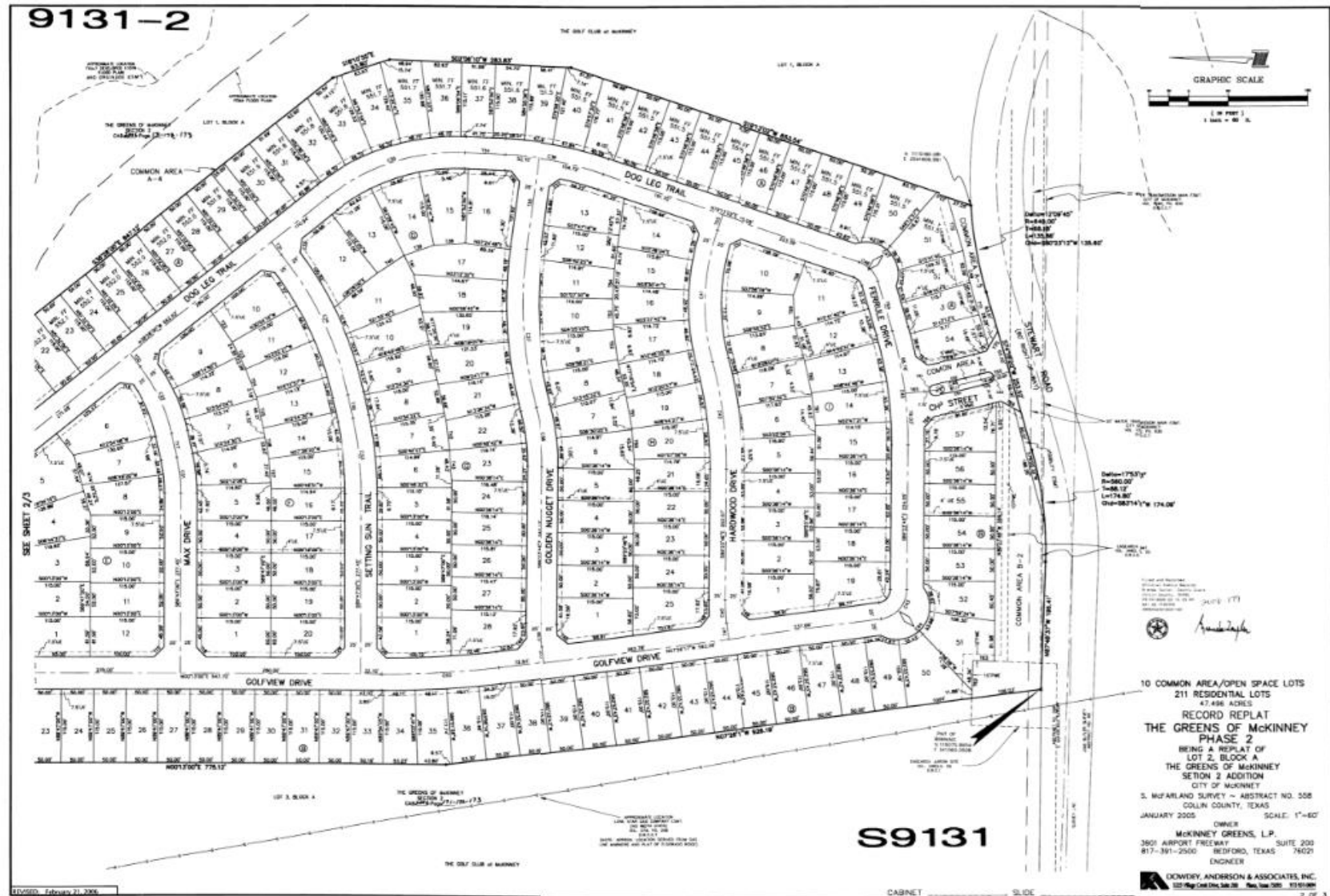
[1] Caliper measurement of the trunk shall be taken 6 inches above the ground for new plantings.

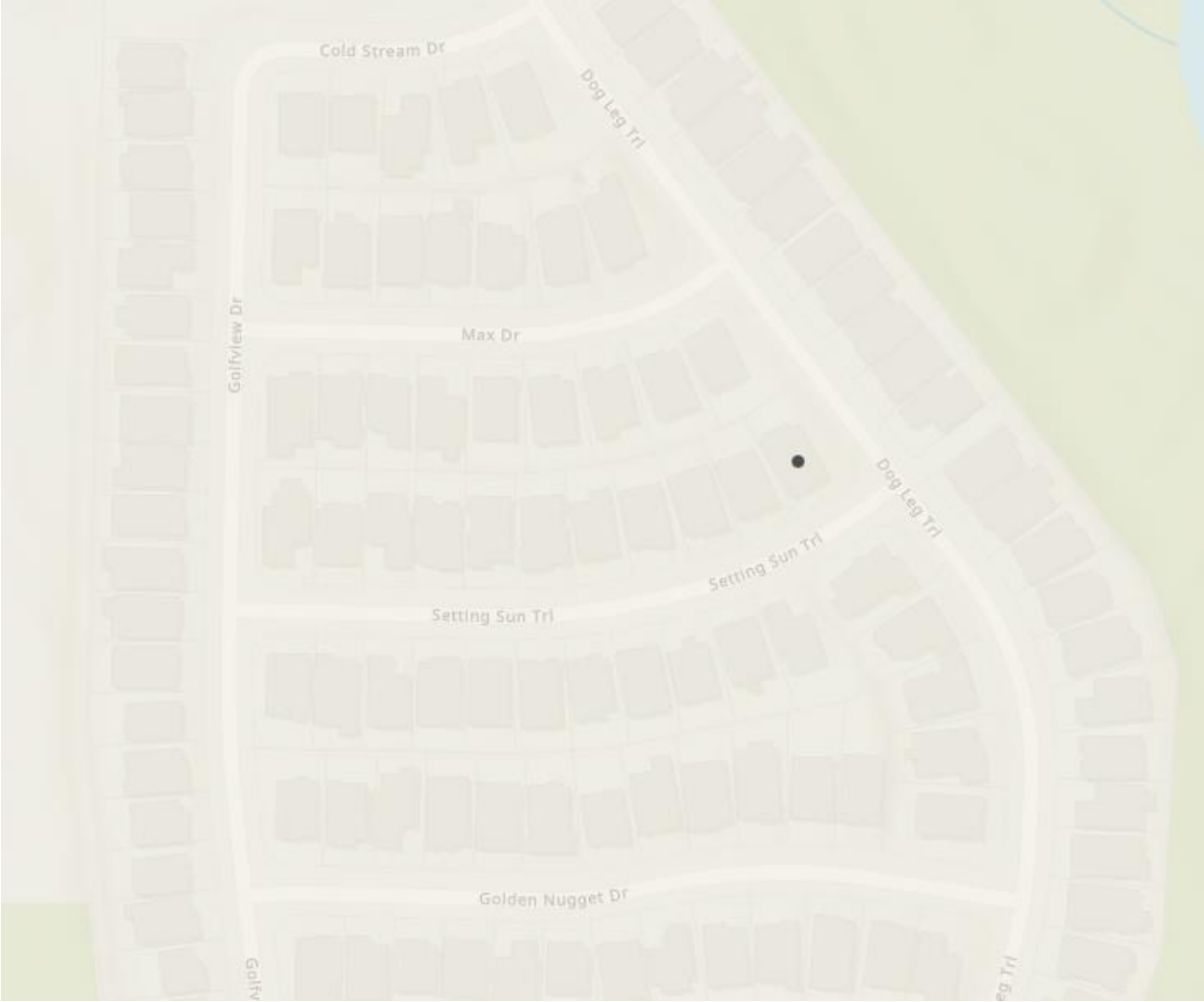
[2] Ornamental trees with a crown spread of less than 15 feet at maturity may be grouped to create the equivalent of a 15-foot crown width.

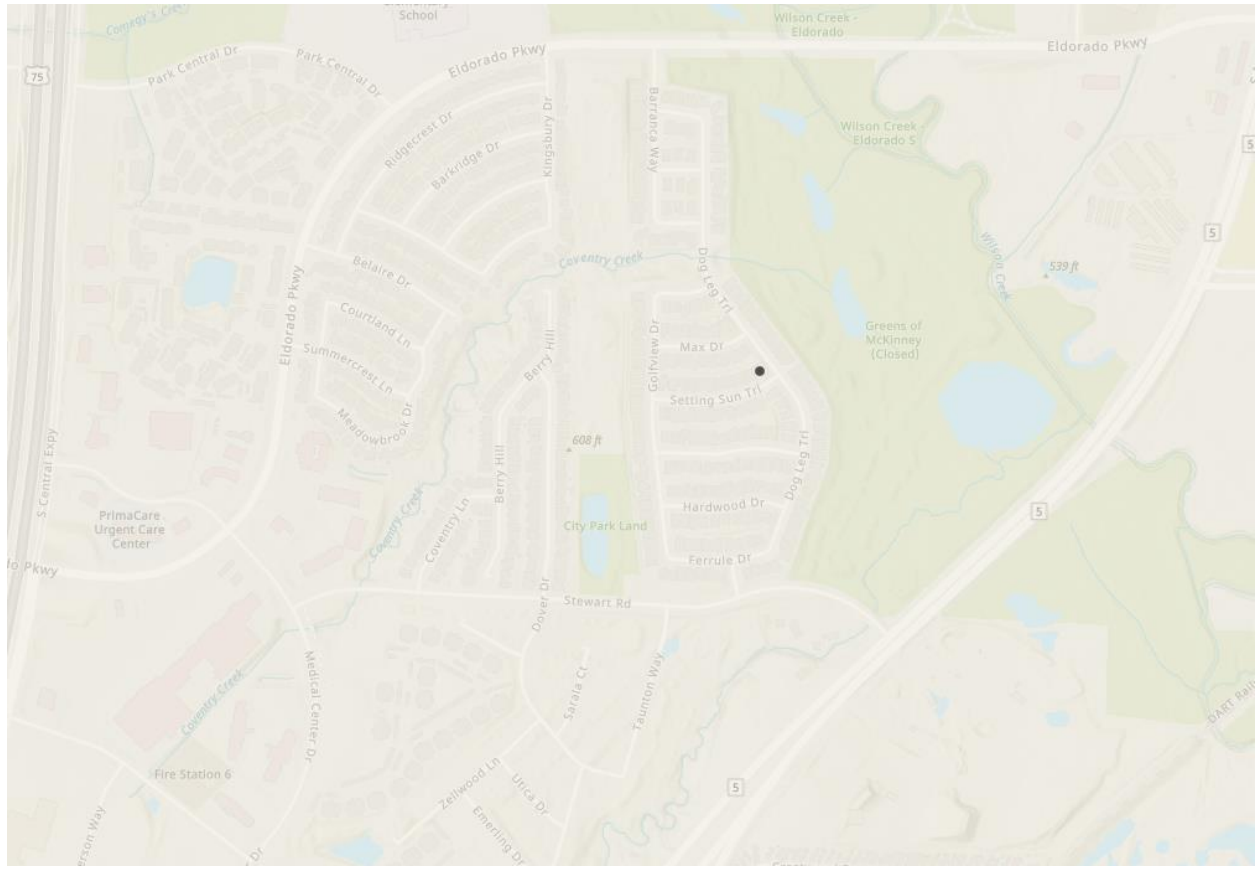
b. Tree Placement and Clearances

- I. If a required canopy tree is proposed within 12 feet of a building foundation, an alternate planting location on-site may be approved by the Director of Planning.
- II. No tree shall be planted closer than four feet to a right-of-way line, nor closer than eight feet to any public water line, wastewater line, fire protection connection, or drainage line, nor within any detention pond, unless approved by the Director of Engineering.
- III. A landscape area in which trees are to be provided shall not overlap or otherwise infringe upon a utility easement, unless no alternative is available.
- IV. No tree that has a mature height of 25 feet or greater shall be planted within ten feet of an existing or proposed overhead utility line. Where canopy trees are required adjacent to or underneath overhead utility lines, ornamental trees shall be provided instead of the required canopy trees at a ratio of two ornamental trees per every one required canopy tree.

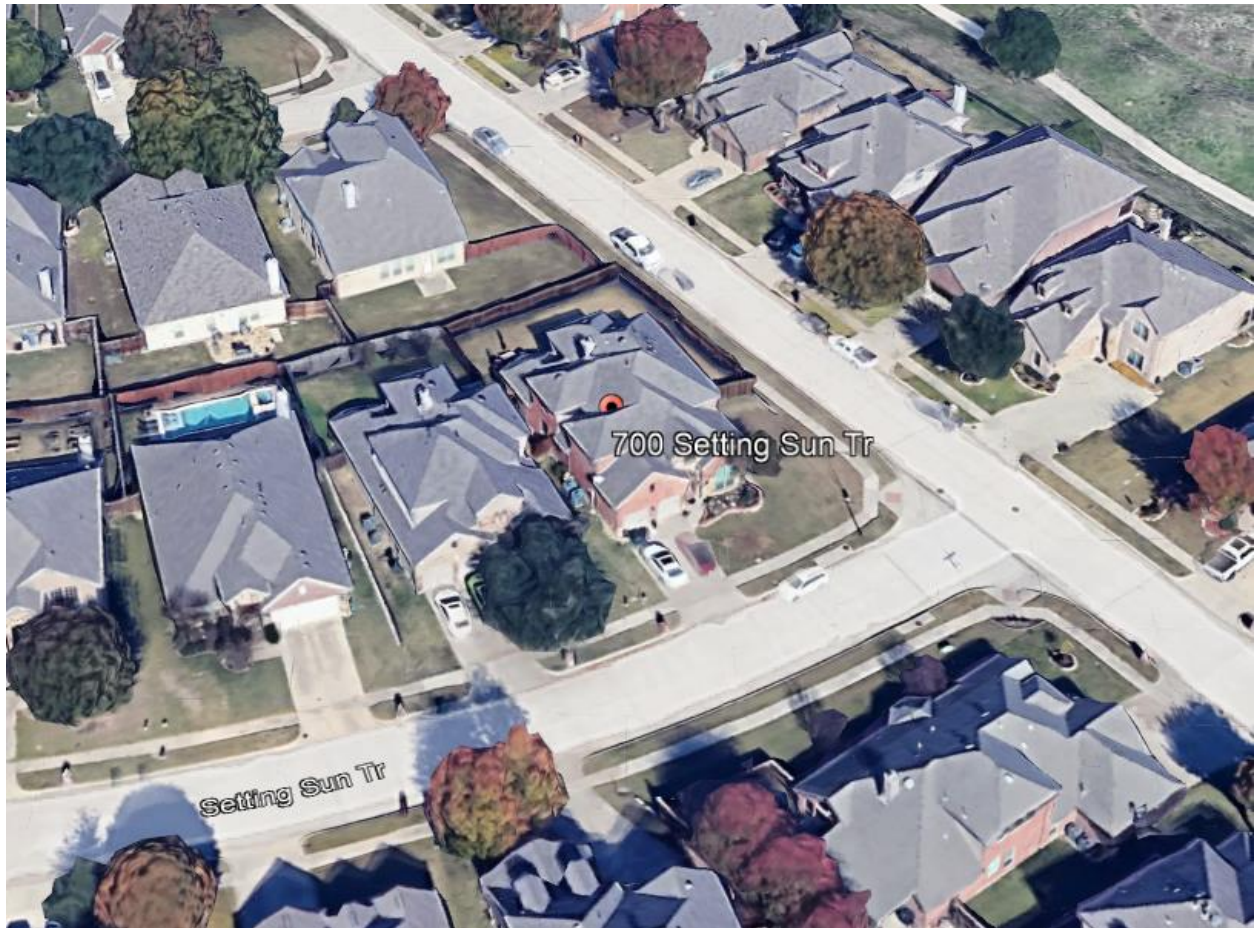
Plat 20060324010001190 Filed with the county 3/24/2006













BOARD OF ADJUSTMENT APPLICATION

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

☐ APPEAL

☐ SPECIAL EXCEPTION

☒ VARIANCE

TODAY'S DATE: 5 Aug. 2024

CONTACT INFORMATION

PROPERTY LOCATION (Street Address):

700 Setting Sun Trail

Subdivision: McKinney Greens Lot: 10 Block: F

Property Owner: Brian & Michelle AuBuchon 700 Setting Sun Trl. McKinney
(Name) (Address) (City, State, & Zip Code) TX 75069
kcbrave@sbcglobal.net 214.235.3696
(Email) (Phone)

Property Owner is giving _____ authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: _____ Property Owner Signature: _____

Applicant: _____
(Name) (Address) (City, State, & Zip Code)

(Email) (Phone)

REQUEST

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL -

SPECIAL EXCEPTION -

VARIANCE -

Case# GEN2024-06-01078

Requesting a variance to the landscaping code requirements for a single-family residence as outlined in the City of McKinney UDC.

The current ordinance a uniform standard presenting challenges due to varying sizes of individual yards. See attached for additional information.

Items Submitted: ☒ Completed application and fee ☒ Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

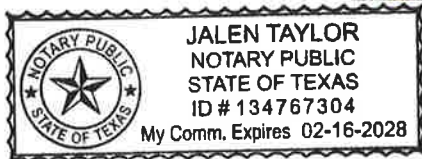
Property Owner Signature (If different from Applicant)

Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 8 day of August, 2024



(seal)

Notary Public

My Commission expires: 02-16-28

NOTICE:

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email contact-adacompliance@mckinneytexas.org Please allow at least 48 hours for your request to be processed.

*****OFFICE USE ONLY*****

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number:

TOTAL FEE DUE: \$150.00 (non-refundable)

Received by:

Signature:

Date:

NOTE: PROPERTY SUBJECT TO EASEMENTS
IN DECLARATION RECORDED IN
CC# 2006-2206000174710
CC# 2006-222700058930



Drawn By: LP
Scale: 1" = 20'
Date: 04-15-57
Source:

DOUG CONNALLY & ASSOC., INC.
11545 PAGEMILL RD., SUITE #200
DALLAS, TEXAS 75243
PHONE: (214) 349-9465
FAX: (214) 349-2216
www.dougsurveying.com

www.dellxsurveying.com

Aerial view of 700 Setting Sun Trail



Thursday, August 8, 2024

Dear Board of Adjustment,

We want to formally request a variance to the landscaping code requirements for single-family residences as outlined in the City of McKinney Unified Development Code (UDC). Per our *Violation of Ordinance* letter (Case#: GEN2024-06-01078) our non-compliance pertains to Unified Development Code (UDC) Article 2: Zoning Regulations, Section 206 Development Standards, Subsection A Landscaping.

The current ordinance, which applies uniform standards across all properties, presents challenges due to the varying sizes and characteristics of individual lots and yards. Strict adherence to these regulations is proving impractical given the diversity in lot dimensions and landscaping needs.

According to Table 2-28 of the UDC, we are mandated to have (at minimum) one 4-inch caliper, 12 feet height canopy tree capable of attaining a crown spread of at least 25 feet at maturity. However, we would like to bring to your attention the unique constraints of my property in McKinney, TX, which make strict adherence to this requirement impractical.

Specifically, my front yard measures approximately 24 feet from the foundation to the sidewalk. The existing landscape bed in the front of my house extends 6.5 – 8.5 feet into the yard and already contains the required ornamental tree and various other plants. Given these dimensions, it is physically impossible to accommodate a canopy tree of the prescribed size without significantly compromising my home and the aesthetic and functional aspects of the landscape.

Our canopy tree was removed in August 2023 at the recommendation of our foundation repair company as it pulled all moisture away from the house foundation, the landscape bed, and surrounding grass leaving bald spots between the landscaping and tree. *Please see item 3 in the All Pro Foundation Repair Follow – Up included below.*

Following, you will find the supporting documentation for our request and the rationale for the proposed variance:

- Texas Tree Planting Guide – Texas A&M Forest Service
- Top Causes of Foundation Damage Texas: How to Avoid Them – Done Right Foundation Repair
- On Tops Roofing - How Close Should Trees be to Your House? (and Roof)
- How Far Should Tree Branches Be from a House? – ABC Home and Commercial
- How Far from Property Should Trees Be Planted? (How Far from Property Line Should Trees Be Planted?) – 8 Billion Trees.com

Understanding the necessity of ordinances for maintaining community standards, we respectfully request an exemption from the canopy tree minimum to better align with the unique characteristics of our property. We believe that the existing landscaping not only enhances the curb appeal of my home but also aligns with the spirit of the UDC by promoting green space and aesthetic appeal within the community.

Please consider this request favorably, and I am providing additional information, but would be happy to meet in person to discuss this matter further.

Regards,



Brian and Michelle AuBuchon

McKinney Greens

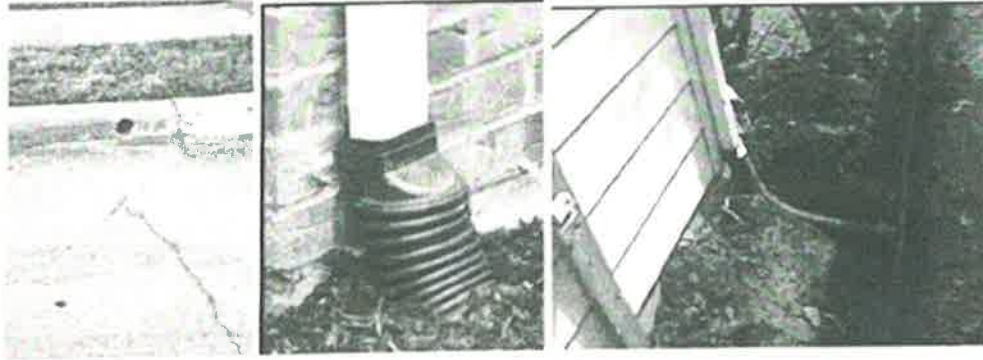
700 Setting Sun Trail | McKinney, TX | 75069





1. All-Pro Foundation Repair and the engineer of record strongly recommend annual testing of both the high and low pressure plumbing systems of your home. Homes that have had foundation problems are especially susceptible to sewer leaks, even years after the foundation repair has been completed. Your weakened pipes may pass the initial test after the foundation repair, but may still break months or years later. Since a sewer pipe is a low pressure line, if it breaks, it will not change your water bill and you will not see any visible water or moisture. The only way to know if you have a sewer leak is to wait until you see permanent, un-repairable, foundation damage or to have your sewer system tested by a qualified, licensed plumber and have it repaired before it causes damage (sewer lines usually leak for 1-3 years before visible damage occurs). Have a licensed plumber (preferably Nortex Testing, Accu-Find or Jims Plumbing) test both the high and low-pressure lines and repair immediately if they are broken. All plumbing, even in the yard, should be 100% intact.

2. Add or improve guttering around the entire house. Gutter down spouts should exit all the way to the street. If you have flowerbeds you should consider removing them or adding a surface drain inside the flowerbed that exit into the street. A second, less effective option is to add pop ups - see video link <http://www.youtube.com/watch?v=n-C7mLJb8nA&sns=em>



3. You should remove all trees and landscaping that is planted closer than the mature height of the tree to the foundation, i.e. a tree that will grow to 30 feet, should be planted 30 feet away from the house, a shrub that will grow to 10 feet in height, should be planted 10 feet away from the

223 North Rogers Road
Irving, TX 75061
972-259-5555 - Phone



foundation. Getting rid of all of the trees is best for your foundation, but getting rid of one or some is better than nothing. Getting rid of a tree removes 100% of the roots that are depleting the moisture under your foundation. If you do not wish to remove a tree or shrub you should strongly consider installing root barriers. Root barriers get rid of 40-60% of the bad roots. Getting rid of some is better than getting rid of none, but not as good as getting rid of all. If you do not modify your landscaping you will not void or lose your warranty against pier settlement. However, it is very likely you will need additional piers, in areas that the current piers are not providing support. All additional non-warranty work will be charged at current prices.

4. Homes that have had foundation repairs will not become stable until all plumbing, sewer and landscaping issues have been completed resolved (a home should be 100% leak free, flower beds removed, gutters installed if necessary and all gutters downspouts should exit under sidewalk, through the curb to the street) and any excessive moisture they have introduced fully dissipates. This may take three years or more. Cosmetic or remodeling repairs should not be attempted until the moisture is fully dissipated and the house stabilizes. If a homeowner wishes to begin cosmetic or remodeling repairs prior to the moisture being fully dissipated they should anticipate additional cosmetic repairs. In summary, a homeowner may begin cosmetic repairs or remodeling at any time they wish, however they should anticipate having to "touch up" the repairs up or possibly having them redone if they are performed prior to the moisture of the house fully dissipating and stabilizing. This dissipation may take three years or more.

5. If you plan to sell your home All-Pro Foundation repair recommends that you have the sewer lines re-tested by Nortex Testing (214-912-9377), if it has been more than 6 months since they were tested and to have the Engineer of record (original Engineer) re-inspect the home to verify that the piers are performing as intended. We realize this is an additional expense but it will significantly speed up and ease the sales process of your home.

Tony Cooper

President

223 North Rogers Road
Irving, TX 75061
972-259-5555 - Phone

Texas Tree Planting Guide – Texas A&M Forest Service

(<https://texastreeplanting.tamu.edu/AvailableSpace.html> and

<https://texastreeplanting.tamu.edu/AvoidProblems.html>)

Planning for Your Available Space

Plan your planting to ensure enough growing space is available for your tree at its mature height and spread. View the tree description page for your chosen tree to determine its size at maturity.

Minimum Planting Space Requirements
Small Trees = 60 square feet
Medium Trees = 120 square feet
Large Trees = 180 square feet

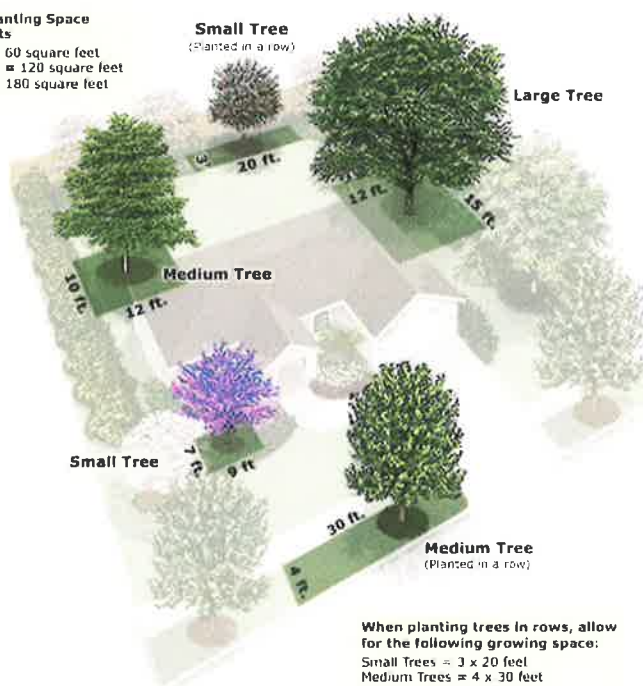


Illustration Copyright © Robert O'Brien



- Avoid planting too close to sidewalks, streets or driveways.

- Avoid blocking access to utility transformers.



- Avoid planting large trees near utility lines. Plant trees smaller than 20 feet instead.



Also Avoid:

- Encroaching on a neighbor
- Blocking views
- Shading garden

Illustrations Copyright © Robert O'Brien

On Tops Roofing - How Close Should Trees be to Your House? (and Roof)

(<https://www.ontopsofroofing.com/blog/how-close-should-trees-be-to-your-house-and-roof#:~:text=As%20a%20rule%20of%20thumb,to%20protect%20your%20roof%20effectively>)

HOW CLOSE CAN TREES BE TO a HOUSE?

The optimal distance to maintain between your home and trees depends on the type of tree in question. Generally, the larger and taller the tree, the farther away you should keep it from your house. Trees positioned directly above your roof can shed leaves onto it, potentially clogging gutters and causing issues. Additionally, overhanging branches can break off during inclement weather, posing a significant risk of damage to your roof.



As a rule of thumb, it's advisable to ensure that no branches directly overhang your roof, and for taller trees, maintaining a distance of more than 20 feet from your home is a prudent measure to protect your roof effectively.

WHAT DAMAGE CAN TREES CAUSE?

Having trees in close proximity to your home can lead to various types of damage, affecting different parts of your roofing system and the structure itself. Here are some common issues that can arise:

Shingle Damage: Overhanging branches can scrape against and damage your shingles, causing them to wear out prematurely. Leaves and debris from the trees can accumulate on the roof, leading to moisture retention and the growth of moss or algae, which can deteriorate shingles over time.

Gutter Problems: Trees dropping leaves, twigs, and seeds onto your roof can clog your gutters and downspouts. This blockage prevents proper drainage, leading to water overflow and potential water damage to your roof, fascia, and soffits.

Roof Penetrations: Trees positioned too closely can make roof penetrations like vents and chimneys more vulnerable to damage. Falling branches or debris during storms can damage these protruding structures, creating opportunities for leaks and further damage.

Structural Damage: In severe cases, large tree branches or even entire trees can fall onto your roof, causing extensive structural damage, including roof decking and framing. This type of damage often requires significant repairs.

The Ways Trees Can Damage Residential Roofs and How to Prevent Tree Damage

(<https://www.iko.com/blog/roof-damage-from-trees/#Branches>)

How Far Should Tree Branches be From Your Roof?

In general, the tips of a tree's branches should be at least six feet from the roof. Therefore, some large trees must be planted 20 to 30 feet away from the home to keep their branches a safe distance.

It is also wise to check with your homeowner's insurance policy to discover if they have requirements about tree distance. Typically, homeowner's insurance covers home and roof damage from trees. However, an insurance company may refuse to cover damages if they find you were negligent by allowing a tree to grow too close to your home, allowing branches to hang over your roof or allowing the tree to become diseased without taking appropriate steps to treat or remove it.

How Far Should Tree Branches Be From a House? (<https://blog.abchomeandcommercial.com/how-far-should-tree-branches-be-from-a-house/>)

How Far Should Tree Branches Be From a House?

August 24, 2020. Posted by [J. Zambo](#) in [Tree Care & Trimming](#) • [Austin](#)



Surrounding your house with trees can lend visual appeal to your entire property. Unfortunately, this gorgeous greenery can spell disaster. When trees are too close to your home, the roots can destroy your foundation, and branches hanging over your roof can cause a whole range of problems.

As a general rule, trees should be at least 10 to 20 feet from your home, but the exact distance depends on the size of the tree, its canopy and its root system. Ideally, no part of a tree should touch your home, and branches that hang over your roofline should be trimmed regularly. These limbs can be responsible for serious damage if they break and fall. Not only can your roof or other property surrounding your house be impacted, but your family or houseguests could be put at risk for injury.

At the very least, any branches that hang over the house should be high enough up so that air can pass between the limbs and your roof or the siding of your home. Otherwise, branches of trees or bushes that physically touch your house can scrape the outside walls, damage your roof and potentially break windows.

Additionally, branches and vines that are too close to your home also make the structure more vulnerable to pests and water damage. These limbs provide an easy entryway for carpenter ants, rodents, beetles, termites, wasps and other pests that can chew through your roof and the wood surrounding your home, build nests and get inside your home, which is one way infestations get started.

How Far From Property Should Trees Be Planted? (How Far From Property Line Should Trees Be Planted?)

<https://8billiontrees.com/trees/planting-trees-on-property-line/#:~:text=It%20is%20also%20advisable%20to,from%20branches%20scratching%20at%20windows.>

How Far From Property Should Trees Be Planted? (How Far From Property Line Should Trees Be Planted?)

It is also advisable to plant 15–20 feet away from the property to avoid any problems with the roots causing havoc with the foundations as the tree grows. These minimum distance regulations also protect the house from branches scratching at windows.

Underground water or sewer pipes could be at risk of damage as the tree's roots expand while seeking water, so consulting property plans might be a wise option before planting.

Top Causes of Foundation Damage Texas: How to Avoid Them

<https://donerightfoundationrepair.com/the-top-causes-of-foundation-damage-in-texas-and-how-to-avoid-them/#:~:text=As%20tree%20roots%20grow%2C%20they,to%20avoid%20tree%20root%20damage.>

Tree Roots

Trees planted too close to the foundation can also cause foundation damage. As tree roots grow, they can absorb moisture from the soil, causing it to shrink and leading to foundation settling and cracking. Additionally, tree roots can physically damage the foundation as they grow and expand.

Plant trees at least 20 feet away from the foundation to avoid tree root damage. If trees are planted near the foundation, consider installing a root barrier to prevent the roots from growing toward the foundation.

CITY OF MCKINNEY
410 N Tennessee Street
McKinney, Texas 75069



CASE#: GEN2024-06-01078

DATE: June 27, 2024

TO: BRIAN & MICHELLE AUBUCHON
700 SETTING SUN TRL
MCKINNEY, TX 75069

LOCATION: 700 SETTING SUN TRL
LEGAL DESCRIPTION: GREENS OF MCKINNEY PHASE 2 (CMC), BLK F, LOT 10

PROPERTY TAX NO: R-9131-00F-0100-1

VIOLATION OF ORDINANCE

An inspection of the subject property was made on **June 27, 2024** and a violation of City of McKinney Ordinance was observed. Please refer to the attached page(s) for further detail about these violations.

This property will be reinspected in 30 business days. If the violation(s) still exists by the terms of this notification, the City may either:

- a.) Issue a citation for violation of the Ordinance, or
- b.) Go upon such property and do or cause to be done the work necessary to obtain compliance.

If you commit another violation of the same kind of nature that poses a danger to the public health and safety on or before the first year anniversary of the date of this notice, the City, without further notice may correct the violation at your expense, and assess the expense against the property.

According to the real property records of Collin County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

VERNON WOODS JR.
Code Compliance Officer
City of McKinney
972-547-1090
vwoods@mckinneytexas.org

VIOLATION DETAIL

PAGE 1

CASE#: GEN2024-06-01078

PROPERTY ADDRESS: 700 SETTING SUN TRL

1. VIOLATION: ZONING COMPLIANCE REQUIRED

DATE: 06/27/2024

CORRECTIVE ACTION REQUIRED: All land, buildings, structures located within the city must be in conformance with the zoning district in which it is located. Please replace canopy tree that has been removed in front yard. Additional information can be obtained from the City of McKinney Planning Department at 221 N Tennessee Street, on line at www.mckinneytexas.org/development or by calling 972-547-2000. Failure to comply may result in citations being issued.

COMPLIANCE DATE: 08/12/2024

ORDINANCE DESCRIPTION: Section 201D of the Unified Development Code (UDC) All land, uses, buildings, structures, or site features thereon located within the City, shall comply with the zoning regulations prescribed for the zoning district in which it is located as provided in this Code.







**Be Published in the
McKINNEY COURIER-GAZETTE
SUNDAY, SEPTEMBER 22, 2024
ONE (1) TIME**

**NOTICE OF REQUEST FOR VARIANCE
THE BOARD OF ADJUSTMENT**

BOARD OF ADJUSTMENT CASE NO. 24-07

Conduct a Public hearing to Consider/Discuss/Act on the request by Owners Brian and Michelle AuBuchon, to Consider/Discuss/Act on the Appeal of the Building Official's decision regarding a violation of UDC Article 2, Section 206 A, requiring two canopy trees, including a canopy tree in the front yard, on all single-family properties in this zoning district. The applicants are requesting not to be required to replace one tree that has been removed from the front yard. This request is on the property located at **700 Setting Sun Trail, Lot 10 of Block F of the Greens of McKinney Phase 2 Addition to the City of McKinney, Texas.**

NOTE:

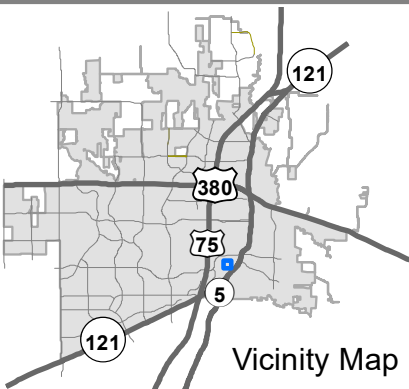
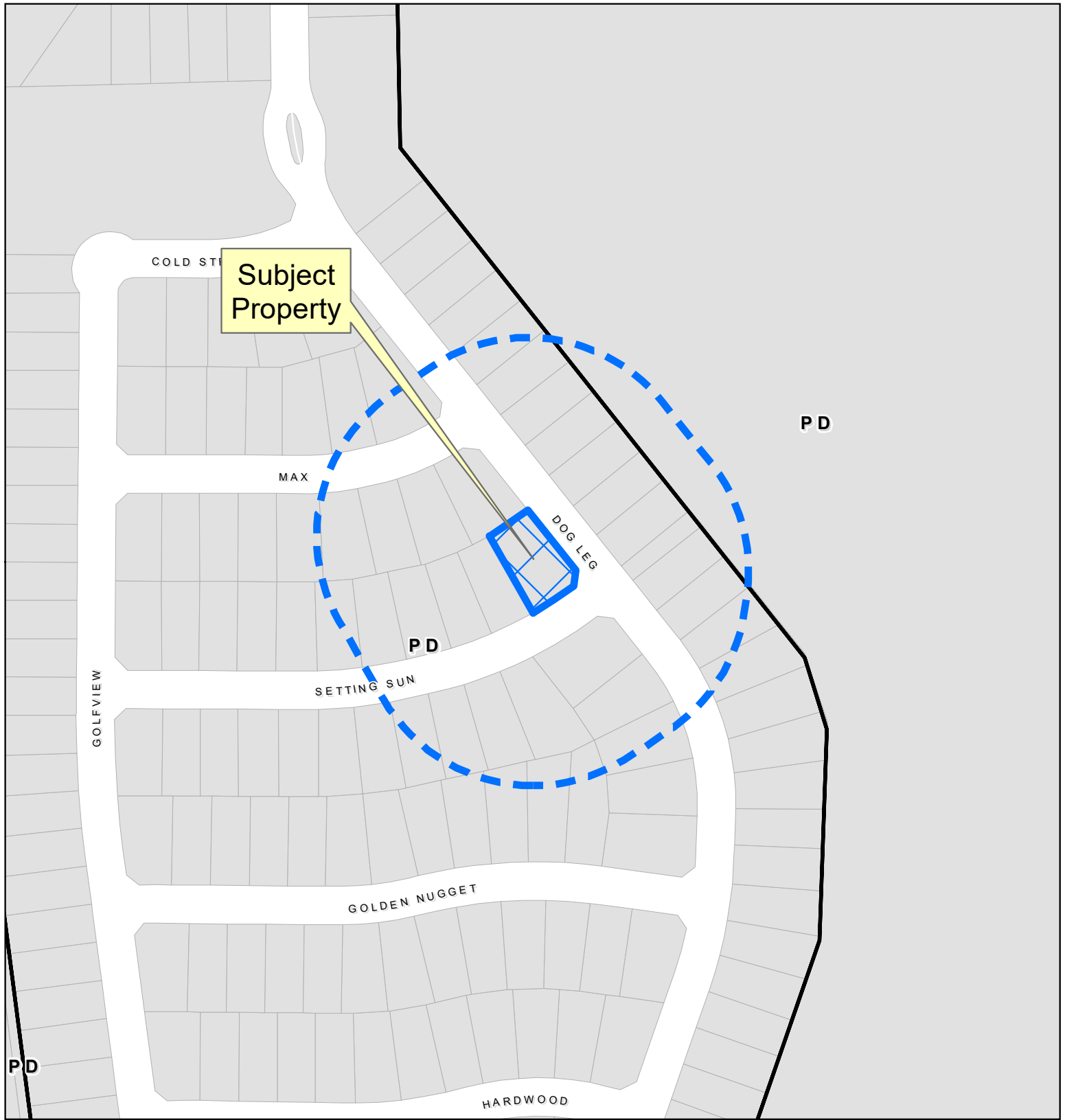
A PUBLIC HEARING HAS BEEN SCHEDULED AND WILL BE HELD PURSUANT TO THIS REQUEST IN THE CITY COUNCIL CHAMBERS, 222 N. TENNESSEE STREET MCKINNEY TEXAS.

WEDNESDAY, OCTOBER 09, 2024 - 6:00 P.M.

The Agenda and Meeting Details for the Board of Adjustment meeting will be posted for viewing on the City of McKinney website, at least 72 hours before the meeting. Website link - <http://mckinney.legistar.com/Calendar.aspx>. Select Calendar tab. List view tab, drop down box, Board of Adjustment.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF SEPTEMBER 2024.

EMPRESS DRANE
City Secretary



Board of Adjustment Map

BOA24-07
700 Setting Sun Trail
McKinney, TX, 75069

0 80 160 Feet



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





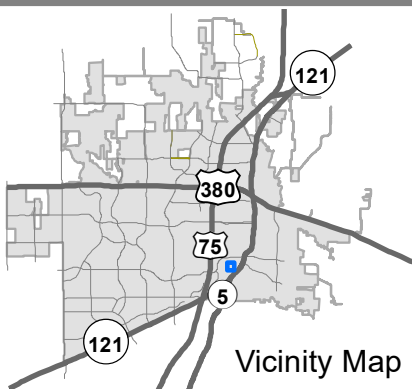
Board of Adjustment Map

BOA24-07
700 Setting Sun Trail
McKinney, TX, 75069

0 80 160 Feet



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Vicinity Map